

# SARGENT INDUSTRIAL PARK

<b>AVAILABLE ACREAGE:</b>	16.6 acres
<b>LOCATION:</b>	Located on the east side of the City of Fredericktown, adjacent to State Highway 72.
<b>SITE TOPOGRAPHY:</b>	Level to rolling
<b>CURRENT USE:</b>	Light Industry and vacant
<b>ZONING:</b>	I-1, Light Industrial, C-2, General Business
<b>ENTERPRISE ZONE:</b>	Yes
<b>TIF DISTRICT:</b>	No
<b>HIGHWAY ACCESS:</b>	Adjacent to State Highway 72, U.S. Highway 67 is approximately 3 miles from site.
<b>RAIL ACCESS:</b>	Union-Pacific Railroad, approximately 22 miles from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 54 miles from site.
<b>AIRPORT ACCESS:</b>	Fredericktown Regional Airport, approximately 3 miles from site, 4,000' lighted asphalt runway, fuel and repair service available.
<b>ELECTRICITY:</b>	City of Fredericktown on-site, 3-Phase, interruptible service not available
<b>NATURAL GAS:</b>	Missouri Natural Gas, 2" line on site
<b>WATER:</b>	City of Fredericktown, 8" line on site
<b>SEWER:</b>	City of Fredericktown, 8" line on site
<b>PRICE:</b>	\$15,000 per acre
<b>OWNER:</b>	Barbara A. Sargent
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